

Westfield-Washington Advisory Plan Commission held a meeting on Monday, April 2, 2012 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Dan Degnan, Ken Kingshill, Charles Lehman, Bill Sanders, Cindy Spoljaric, Bob Spraeetz, and Danielle Tolan.

City Staff Present: Matthew Skelton, Director; Jennifer Miller, Assistant Director; Ryan Clark, Associate Planner and Brian Zaiger, City Attorney

Minutes:

Motion: To approve the minutes for the March 19, 2012 APC meeting as presented.

Motion: Spraeetz; Second: Kingshill; Vote: Passed by voice vote

Miller read the APC Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1202-PUD-02
Petitioner	Pulte Homes
Description	Viking Meadows PUD Amendment; North side of 156 th Street, East of the Monon Trail; Petitioners requests an amendment to the Valley View section of the Viking Meadows PUD.

Clark reviewed the petition history, stating that since the public hearing, the amendment has been reduced to apply to only Lots 1 and 7 in Parcel C, instead of thirteen (13) lots in C and D as previously presented. He added that the amendment is to modify roof pitch standards to accommodate historical style homes.

Mr. David Compton stated that the petitioner met with residents on February 29, 2012, and their concerns were addressed and resolved.

Lehman asked if there a plan to build a home on Lot 1 soon.

Mr. Mark Gradison, Gradison Building Corp, stated that his company is currently designing a home for that lot with a Frank Lloyd Wright style or prairie style. He added that they hope to break ground sometime in 2012.

Lehman asked who will determine the finished floor elevation with respect to the street.

Gradison stated that this would be between engineers and Gradison Building Corp.

Skelton also added that it would have to comply with the PUD Ordinance and any other covenant restrictions on the property or in the neighborhood itself.

Motion: To send 1202-PUD-02 to the Westfield City Council with a positive recommendation.

Motion: Kingshill; Second: Spraetz; Vote: 4-3 (Lehman, Sanders, Spoljaric). Motion Failed.

Zaiger stated that the roof pitch is in the purview of the Commission; however, the height of the building is not regulated by the Commission.

Skelton stated that the petitioner complies with maximum building height, and that there are no minimum building height standards.

Motion: To send 1202-PUD-02 to the Westfield City Council with no recommendation.

Motion: Sanders; Second: Lehman; Vote: 3-4 (Degnan, Kingshill, Spoljaric, Tolan). Motion Failed.

Motion: To send 1202-PUD-02 to the Westfield City Council with a positive recommendation.

Motion: Tolan; Second: Kingshill; Vote: 5-2 (Lehman, Sanders).

Case No.	1204-PUD-04
Petitioner	WLB Associates, Inc.
Description	Maples at Springmill PUD Amendment; Petitioner requests amendments to the Maples at Springmill PUD Ordinance to expand the size of the PUD area from approximately 7 acres to approximately 12 acres and to modify the building materials requirements.

Clark reviewed the petition history, stating that no changes have been made to the petition since the last meeting.

Motion: To send 1204-PUD-04 to the Westfield City Council with a positive recommendation.

Motion: Tolan; Second: Kingshill; Vote: 7-0

Case No.	1204-CPA-01
Petitioner	City of Westfield
Description	Road Impact Fee Zone Improvement Plan Update; Petitioner requests an update to the Road Impact Fee Zone Improvement Plan.

Miller stated that there have been no changes, other than a couple of typos, which have been corrected. She added that responses to public hearing comments were included with agenda online.

Kingshill stated that the Commission has been provided with responses to issues brought up at the Public Hearing.

Motion: To approve 1204-CPA-01 and certify the Plan to the City Council for adoption.

Motion: Kingshill; Second: Spraetz; Vote: 7-0

ADJOURNMENT (7:40 p.m.)

President, Robert Smith, Esq.

Vice President, Daniel Degnan

Secretary, Matthew S. Skelton, Esq.